113.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	615,200 / 615,200
					USE VALUE:	615,200 / 615,200
					ASSESSED:	615,200 / 615,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGINTY DANIEL
Owner 2:	CARUSO ALISON
Owner 3:	
Street 1:	159 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOUDREAU LORRAINE M -
Owner 2:	-
Street 1:	159 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,402 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4402.000	228,300	500	386,400	615,200
Total Card	0.101	228,300	500	386,400	615,200
Total Parcel	0.101	228,300	500	386,400	615,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.63 | /Parcel: 480.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,400	500	4,402.	386,400	615,300	615,300	Year End Roll	12/18/2019
2019	101	FV	197,100	500	4,402.	380,900	578,500	578,500	Year End Roll	1/3/2019
2018	101	FV	197,100	500	4,402.	292,600	490,200	490,200	Year End Roll	12/20/2017
2017	101	FV	197,100	500	4,402.	276,000	473,600	473,600	Year End Roll	1/3/2017
2016	101	FV	197,100	500	4,402.	253,900	451,500	451,500	Year End	1/4/2016
2015	101	FV	192,300	600	4,402.	237,400	430,300	430,300	Year End Roll	12/11/2014
2014	101	FV	192,300	600	4,402.	218,600	411,500	411,500	Year End Roll	12/16/2013
2013	101	FV	192,300	600	4,402.	218,600	411,500	411,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8739

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUDREAU LORRAI	53341-146		8/5/2009		410,000	No	No		
	11309-102		4/10/1967		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2004	424	Wood Dec	5,000	C		G6	GR FY06	12X12

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	MEAS&NOTICE	CC	Chris C
11/18/2008	Meas/Inspect	336	PATRIOT
3/23/2005	Permit Visit	BR	B Rossignol
3/20/2000	Inspected	270	PATRIOT
2/7/2000	Measured	263	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4402		Sq. Ft.	Site		0	70.	1.25	6									386,441						386,400	

Total AC/HA: 0.10106 | Total SF/SM: 4402 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,441 | Spl Credit | Total: 386,400

User Acct

71843

GIS Ref

GIS Ref

Insp Date

08/09/18

!8739!

PRINT

Date	Time
12/10/20	23:16:59

LAST REV

Date	Time
08/28/18	11:50:44

apro

USER DEFINED

Prior Id # 1:	71843
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97660595
Adj $ / SQ:	164.802
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330873
Depreciation:	102570
Depreciated Total:	228302

COMMENTS

OTHER FIX= SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

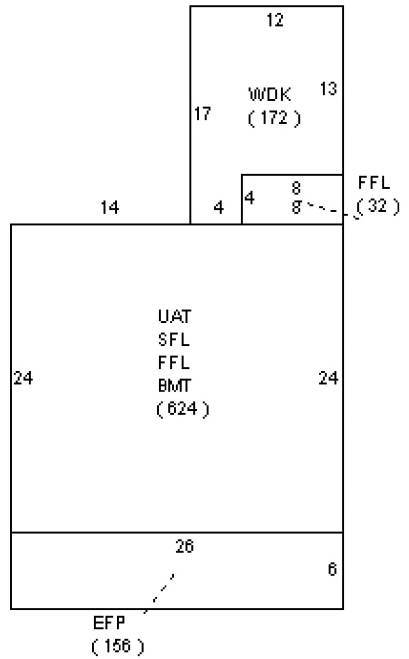
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.80
Special Features:	0	Val/Su Net:	95.60
Final Total:	228300	Val/Su SzAd	178.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	656	164.800	108,110
BMT	Basement	624	49.440	30,851
SFL	Second Floor	624	164.800	102,837
WDK	Deck	172	11.540	1,984
EFP	Enclos Porch	156	43.630	6,807
UAT	Upper Attic	156	65.920	10,284

Net Sketched Area:	2,388			Total:	260,873
Size Ad	1280	Gross Are	2856	FinArea	1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 113.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	1980	4.48	T	31.2	101			500			500
1	Metal Shed	D	Y	1	6X10	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500